

166.0

0004

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
782,200 / 782,200  
782,200 / 782,200  
782,200 / 782,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CLIFF ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RACHWAL BARBARA	
Owner 2: RACHWAL WOJCIECH	
Owner 3:	
Street 1: 34 CLIFF STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: RACHWAL BARBARA & JUREK K -
Owner 2: -
Street 1: 34 CLIFF STREET
Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

NARRATIVE DESCRIPTION
This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Aluminum Exterior and 1770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
7/19/2018 MEAS&NOTICE CC Chris C
12/5/2008 Meas/Inspect 345 PATRIOT
11/13/2000 Hearing Chag 264 PATRIOT
4/24/2000 Inspected 263 PATRIOT
12/17/1999 Mailer Sent
12/7/1999 Measured 243 PATRIOT
7/24/1993 TH

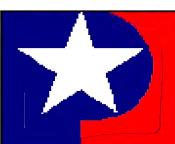
Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family	10329	Sq. Ft.	Site	0	70.	0.67	8		Ledge	-5						485,362						485,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10329.000	293,300	3,500	485,400	782,200		110187
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18



Patriot  
Properties Inc.

!12885!

PRINT

Date Time

12/30/21 15:44:36

LAST REV

Date Time

08/20/18 15:34:47

apro

12885

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**EXTERIOR INFORMATION**

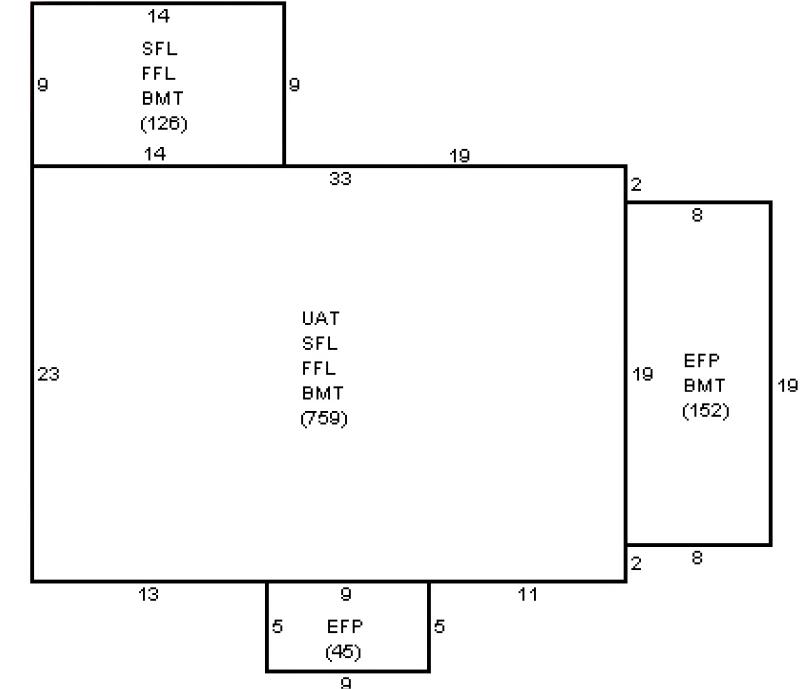
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Poor

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	8 - Plyw Panel 15 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: AV - Average

31. %

Functional: %

Economic: %

Special: %

Override: %

Total: 31 %

**CALC SUMMARY**

Basic \$ / SQ: 130.00

Size Adj.: 1.24322033

Const Adj.: 0.99390060

Adj \$ / SQ: 160.633

Other Features: 70500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 425022

Depreciation: 131757

Depreciated Total: 293265

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

**REMODELING**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

**RES BREAKDOWN**

No Unit

RMS

BRS

FL

Totals

1 7 4

1 7 4

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	1,037	48.190	49,973						
FFL	First Floor	885	160.630	142,160						
SFL	Second Floor	885	160.630	142,160						
EFP	Enclos Porch	197	40.790	8,037						
UAT	Upper Attic	190	64.250	12,192						
Net Sketched Area: 3,194					Total:	354,522				
Size Ad	1770	Gross Area	3763	FinArea	1770					

**PARCEL ID**

166.0-0004-0004.0

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FA	1920	25.34	T	44	101			2,700		2,700	
19	Patio	D	Y	1	12X28	G	AV	1960	4.21	T	40.8	101			800		800	

More: N

Total Yard Items: 3,500 Total Special Features: [ ]

Total: 3,500